



ENVIRONMENTAL ASSESSMENT

Section 1 – Resource Assessment and Impact Criteria Report

The subject project is located west of Highway 93, mid Flathead Valley, south of Whitefish Hills Village Subdivision – Phase 4.

The property is located in the W ½ of the SW 1/4 of Section 25, Township 30 North, Range 22 West. The proposed property parcels Lot 3, Lot 3B, Lot 3BA, and Lot 3C comprise 80.32 acres of land on which the development will reside.

Approx: 1630 Prairie View Road, Whitefish, MT 59937

Tract Ids: 3022X25-XXX3B, *-XXX3, *-XXX3C, *-XXX3BA

Section 25, T 30 N, R 22 W, P.M., M. Flathead

County Assessor Numbers: 0047600, 0047650, 0014760, 0014761

The preliminary plat application will be for a 16 lot residential subdivision to be serviced by private water wells and sanitary sewer drain fields. A preliminary Lot Layout and additional parcel information is included in Appendix A.

a. Surface Water

- i. Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

- ***The proposed property is situated outside the 100 year floodplain as delineated by the FEMA map panel number 30029C1405J. No surface water features are located within the proposed property. See Appendix B.***

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;

- ***Not applicable. No natural water systems exist on subject property.***

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems;

- ***No artificial water systems exist within the proposed property. The design of the new subdivision will propose stormwater treatment systems for each single-family residence.***

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

- ***Any impacts would be minimal or unlikely due to the distance and nature of the subdivision and lot development construction.***

- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;

- ***No alterations to any stream bank or shorelines are proposed as part of the subdivision construction.***

- iv. If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

- ***No wetlands are present on the subject property.***

b. Groundwater

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

- ***WET (Water & Environmental Technologies) excavated and logged 16 test holes excavated on the subject property in early in March, 2020. All test holes were excavated to a depth of 8 feet or more. Groundwater was not encountered in any of the test holes. See data and profiles in Appendix C.***

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;

- ***Test holes excavated and witnessed by WET Technologies contained no groundwater or signs of groundwater, mottling etc. See Appendix C.***

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

- ***The proposed subdivision will have septic systems and storm drain retention areas designed to current DEQ and Flathead County standards for water quality. Systems will not be approved if they produce substandard treatment results.***

c. Geology/Soils

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

- ***No known geologic hazards exist within the proposed subject property.***

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above;

- ***Not Applicable.***

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent;

- ***The site is comprised almost entirely of Whitefish cobbly silt loam and therefore does not pose any unusual site soil limitations for ordinary construction techniques. See Appendix D for Custom Soil Resource Report.***

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations;

- ***The site is comprised almost entirely of Whitefish cobbly silt loam that do not pose any unusual site soil limitations for sanitary facilities.***

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

- ***No cut or fill over three feet has been proposed as part of this subdivision design. "Best Management Practices" (BMPs) will be employed in all construction phases of the project. Hydroseeding will be required within 14 days after construction completion.***

d. Vegetation

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion;
 - ***Please see Appendix A for an aerial photo exhibit to detail vegetation features.***
- ii. Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion;
 - ***No noxious weeds were observed on the subject property during the site topography survey. Noxious weed control will be addressed by the subdivision Conditions, Covenants and Restrictions and the Homeowners Association. See Appendix E for list of Flathead County noxious weeds.***
- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).
 - ***No known critical plant communities are currently located on the subject property. Road and lot design and location will incorporate tree inventory and selective harvesting of vegetation.***

e. Wildlife

- i. Identify Describe species of fish and wildlife which use the area affected by the proposed subdivision;
 - ***White-tailed deer frequent this and all adjoining areas despite residential development, as is common in many semi-developed areas on the outskirts of the developed areas in the Flathead Valley. Other major species may traverse through the subject property.***
- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands;
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of assessment, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F for Montana Fish, Wildlife and Parks correspondence letter.***
- iii. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***Per the Endangered, Threatened, Proposed and Candidate Species list no***

known listed endangered species exist in Flathead County. See Appendix G.

- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space);
 - ***Efforts will be made to maintain existing timber cover on undisturbed areas through construction activities. Possible impacts may be turbid storm water discharge from construction activities; however BMP's will be prescribed to mitigate such impacts during construction.***
- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of submittal, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F for Montana Fish, Wildlife and Parks correspondence letter.***

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;
 - ***The proposed subdivision is not adjacent to existing urbanized areas, however, the 16 lot layout provides low density single-family parcels to minimize impacts on wildlife habitat.***
- ii. Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***No surface waters exist on the proposed subdivision property. See proposed lot layout in Appendix A.***
- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***No known listed endangered species have been noted to frequent the subject property. The Endangered, Threatened, Proposed and Candidate Species Montana Counties list is attached in Appendix G.***
- iv. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s)

and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

- ***The subject property is not on or adjacent to any critical habitat areas.***

g. Agriculture and Timber Production

i. On a sketch map locate the acreage, type and agricultural classifications of soils;

- ***See the Custom Soil Resource Report for Upper Flathead Valley Area, Montana in Appendix D.***

ii. Identify and explain the history of any agricultural production of the by crop type and yield;

- ***The lot is currently timbered and has some grassland with no agricultural crop production.***

iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to add or limit development conflicts with adjacent agricultural uses;

- ***Much of the surrounding land has been developed or subdivided for large single-family parcels or remained undeveloped with mixed timber and grassland vegetation. This subdivision design does not pose any foreseeable impacts to the surrounding agricultural lands.***

iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

- ***No known timber management recommendations exist within the proposed subdivision property by a professional forester.***

h. Agricultural Water User Facilities

i. On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision;

- ***There are no agricultural water works, canals, irrigation ditches, pump houses, etc. adjacent to the proposed subdivision. The property is not located within an agricultural water district.***

ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts;

- ***No agricultural water facilities are known within proximity of the project to be affected by the development.***

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.

- ***The property is not located in an irrigation district nor are there any agricultural irrigation districts or companies in close proximity to the subdivision.***

i. Historical Features

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision;

- ***No known historic, paleontological, archeological or cultural sites, structures, or objects exist on or adjacent to the subject tract.***

- ii. Describe any plans to protect such sites or properties;

- ***Not Applicable***

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

- ***Not Applicable. Refer to correspondence letter from the SHPO in Appendix H.***

j. Visual Impact

- i. Describe any efforts to visually blend development activities with the existing environment.

- ***Efforts will be made to retain much of the existing timbered areas as possible during construction to maintain local aesthetics.***

k. Air Quality

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

- ***Fugitive dust is a concern during the construction phase of the subdivision development however BMP's will be prescribed to mitigate these concerns. See Appendix J for Dust Control Plan and Sheet 4 of 4 for Conceptual Storm Drain Plan.***

I. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:
 - A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;
 - ***The project location is located in the Wildland Urban Interface and the Whitefish Rural Fire District.***
 - B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;
 - ***No potential hazardous materials including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants are contained or planned for the project site.***
 - C. Describe measures to mitigate any adverse impacts associated with area hazards.
 - ***A fire prevention plan has been prepared for the subject property and included in Appendix K.***

Section 2 – Community Impact Report

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;
 - ***Each newly created lot will be served by an individual private well to be installed at the time of development conforming to the 35 gpm and 10 acre-feet flow criteria from DNRC.***
- ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.
 - ***The proposed lots will be serviced by individual wells permitted through the DNRC and Flathead and will meet state standards for quality, quantity and construction criteria.***

iii. If the subdivider proposes to connect to an existing water system:

A. Identify and describe that system;

- ***Not Applicable***

B. Provide written evidence that permission to connect to that system has been obtained;

- ***Not Applicable***

C. State the approximate distance to the nearest main or connection point;

- ***Not Applicable***

D. State the cost of extending or improving the existing water system to service the proposed development;

- ***Not Applicable***

E. Show that the existing water system is adequate to serve the proposed subdivision.

- ***Not Applicable***

iv. If a public water system is to be installed, discuss:

A. Who is to install that system and when it will be completed;

- ***Not Applicable***

B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;

- ***Not Applicable***

C. State Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).

- ***Not Applicable***

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

- ***Please see attached neighboring well logs for static and pumping water elevations for the groundwater supply in Appendix L.***

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system;

- ***The subdivision will create 16 single families residential lots intended to be served by individual subsurface wastewater treatment systems. Please see attached lot layout in Appendix A.***

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;

- ***Each lot has been estimated to produce 350 gpd of effluent per Flathead County Standards to support a three bedroom single-family home.
350 gpd * 16 lots = 5,600 gpd. Sewage disposal will occur through single family pressurized drainfield systems which will be designed to meet MDEQ and Flathead County Standards guaranteeing adequacy of treatment.***

iii. If the development will be connected to an existing public sewer system, include:

A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision;

- ***Not Applicable***

B. Written evidence that permission to connect to that system has been obtained.

- ***Not Applicable***

iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

A. When the system will be completed, and how it will be financed;

- ***Not Applicable***

B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

- ***Not Applicable***

c. Storm Water Drainage:

i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations;

- ***The storm water from the development will be managed through a swale/ditch***

along the access roadways. This ditch system will convey storm water to the naturally low points of the road design. Drywells will be installed at low points providing infiltration. Cross connecting culverts will eliminate possibilities of overtopping or flooding. Storm drainage on the lots will be addressed at the time of individual lot development.

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;

- ***No other storm drainage systems are proposed for this development. Given the layout of the site, storm water runoff generated from the houses will be managed through sheet flow and infiltration in landscaped areas adjacent to the building envelope. The low density configuration of the site will allow for vegetative buffers to further treat storm water. See Appendix M for Storm Drain calculations.***

- iii. Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.

- ***Responsibility to maintain the storm drainage infrastructure will be will be that of the home owners association. An operation and maintenance manual will be included with the design report for each individual lot at the time of submittal to MDEQ as part of the subdivision review and approval process.***

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume;

- ***The subdivision will be serviced by Flathead County Solid Waste through use of a contract hauler as required by CC&Rs.***

- B. A description of the proposed alternative where no existing system is available.

- ***Not Applicable***

e. Roads:

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;

- ***The proposed subdivision will be accessed through private road, Baker Heights Drive connecting to Whitefish Village Drive and Prairie View Road. A portion of Prairie View Road which will be improved with this project as well. All roads will be constructed to current Flathead County standards.***

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;

- ***Lots will be served by existing private driveways from the proposed Baker Heights Drive.***

iii. Explain any proposed closure or modification of existing roads.

- ***Not Applicable***

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

- ***Based on current Flathead County Subdivision Regulations of 10 trips per lot per day would equate to 160 trips.***

v. Describe provisions considered for dust control on roads;

- ***The proposed travel surface will be paved to eliminate dust control issues. Private driveways will also be hard surfaced to provide a further reduce dust. BMP's will be prescribed to mitigate fugitive dust during construction activities. Refer to the attached dust control plan in Appendix J.***

vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;

- ***The developer will pay the cost to construct and the property owners will maintain the private roadway.***

vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;

- ***The sixteen lots will generate approximately 160 weekday trips to Whitefish Village Drive.***

viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance;

- ***The proposed sixteen lot subdivision will not generate enough daily average trips to require a Traffic Impact Study be completed. The additional 160 weekday trips will have little impact to Whitefish Village Drive and surrounding county roads.***

ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision

- ***Whitefish Village Drive is a public roadway to maintain year round access along***

the common roadway right of way.

f. Utilities:

i. Include a description of:

A. The method of furnishing electric, natural gas or telephone service, where provided;

- ***Electric and telephone utilities will be established at the time of development for services to each individual lot.***

B. The extent to which these utilities will be placed underground;

- ***Utilities will be buried within a common trench per Flathead County Construction Standards along the roadway alignment.***

C. Estimated completion of each utility installation.

- ***Utilities will be extended to each lot at the time of development of the individual lot.***

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?;

- ***The proposed subdivision is in the Whitefish Rural Fire District which provides both fire and emergency services The Chief of the above listed department was sent a correspondence request letter. See Appendix F for correspondence letter, Appendix N for a detail of response route from the District, and Appendix P for response.***

B. Police protection;

- ***The Subdivision is protected by the Flathead County Sherriff's office and was sent a correspondence request letter, however no response was received at time of writing of this document. See Appendix F for correspondence letter and Appendix N for a detail of response route from the Flathead County Sherriff's Office.***

C. Ambulance service/Medical services;

- ***The proposed subdivision is in the Whitefish Rural Fire District which provides emergency service. The Chief of the above listed department was sent a correspondence request letter. See Appendix***

F for correspondence letter, Appendix N for a detail of response route from the District, and Appendix P for response.

D. Give the estimated response time of the above services;

- ***A detail of response routes and estimated times for the Whitefish Rural Fire District/EMS and Flathead County Sherriff's Office can be found in Appendix N.***

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

- ***The sixteen lot single family subdivision will generate 16 additional addresses and estimated 40 residents to be served with emergency services to have a minimal impact on local departments.***

h. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision;

- ***The proposed subdivision will be within the Whitefish School district.***

Whitefish Muldown Elementary = Kindergarten-5th grade

Whitefish Middle School= 6-8th grade

Whitefish High School = 9-12th grade

Whitefish independent High School

ii. Estimate the number of school children that will be generated from the proposed subdivision;

- ***Based on census data and population estimates for Flathead County, a household would contain approximately 2.5 persons. Based on this information and assuming 2 adults and 0.5 school aged children per household the proposed subdivision would generate an estimated 8 additional students for the surrounding school district once fully developed. See Appendix O for census backup data.***

iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

- ***The School Administrators sent departments were sent a correspondence request letter however no response was received at time of writing of this document. See Appendix F for correspondence letters.***

i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is propose;
 - ***Not applicable. The subject property is located within Flathead County and is subject to the applicable subdivision, planning and zoning regulations.***
- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.);
 - ***Proposed subdivision is adjacent to State of Montana public lands on the western border. The project will provide easy new access to the State lands for recreation or additional current and future uses***
- iii. Describe the effect of the subdivision on adjacent land use;
 - ***The proposed subdivision will have little to no impact on surrounding lands since most adjacent lands already support residential subdivisions.***
- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.
 - ***Not applicable. No safety hazards are located on or near the proposed property.***

j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:
 - A. For residential indicate the type of dwelling unit;
 - ***The proposed subdivision will comprise of single-family dwelling units on 16 separate lots.***
 - B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).
 - ***Not Applicable***

k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.
 - ***Given the rural low density nature of this subdivision, lots greater than 5 acres,***

and proposed building envelopes no parkland or recreational facilities have been proposed.

I. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment;
- ***No additional probable impacts to public health and safety are anticipated that have not been addressed in this document.***



Doug Kauffman
Sr. Designer
TD&H ENGINEERING



Doug Peppmeier PE
Regional Office Manager
TD&H ENGINEERING



Scott Baker
GSBS Holdings, LLC.
APPLICANT